

02-08-34-401-003.000-072

General Information

Parcel Number
02-08-34-401-003.000-072

Local Parcel Number
75-3249-0074

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Allen

Township
ST. JOSEPH TOWNSHIP

District 072 (Local 075)
072 FT WAYNE ST JOSEPH (75)

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 728501-072
LAKE FOREST SEC I-IV & EXTD I-

Section/Plat
0034

Location Address (1)
7117 MOWHAWA DR
FORT WAYNE, IN 46815

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Friday, April 10, 2026

Review Group 2025

Ludwiski Steve & Mary

Ownership

Ludwiski Steve & Mary
7117 Mowhawa Dr
Fort Wayne, IN 46815

Legal

LAKE FOREST EXTD SEC III
LOT 74



Valuation Records (Work In Progress values are not certified values and are subject to change)

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/18/2026	As Of Date	03/30/2026	03/26/2025	03/22/2024	04/07/2023	03/21/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☐	☒	☒	☒
\$53,100	Land	\$53,100	\$39,300	\$32,700	\$32,700	\$32,700
\$53,100	Land Res (1)	\$53,100	\$39,300	\$32,700	\$32,700	\$32,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$199,000	Improvement	\$199,000	\$194,000	\$184,300	\$159,000	\$148,900
\$199,000	Imp Res (1)	\$199,000	\$194,000	\$184,300	\$159,000	\$148,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$252,100	Total	\$252,100	\$233,300	\$217,000	\$191,700	\$181,600
\$252,100	Total Res (1)	\$252,100	\$233,300	\$217,000	\$191,700	\$181,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 80' X 140', CI 80' X 140')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	S		99	12284.000 000	1.88	\$2.3	\$4.32	\$53,067	0%	1.0000	100.00	0.00	0.00	\$53,070

7117 MOWHAWA DR

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/05/2018	Ludwiski Steve & Mary	2018033099	WD	/	\$161,400	V
03/06/2018	Redfli Design Build LL	2018011480	SW	/56262	\$85,000	I
03/06/2018	REO Acquisition I LLC	2018011478	QC	/56261	\$85,000	I
07/28/2017	Christiana Trust a divis	2017040397	SH	/52643	\$103,700	I
06/30/2005	Lamp Clifford T		WD	05/17236	\$119,000	I
01/01/1900	ANDERS CURT R & K		WD	/		I

Res

LAKE FOREST SEC I-IV &

1/2

Notes

Land Computations

Calculated Acreage	0.28
Actual Frontage	99
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.28
91/92 Acres	0.00
Total Acres Farmland	-0.28
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$53,100
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$53,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$53,100

Data Source N/A

Collector 09/08/2025 cxroab

Appraiser 09/08/2025 cxroab

